



October 10, 2014

Re: Cottam Ridge

To Whom It May Concern:

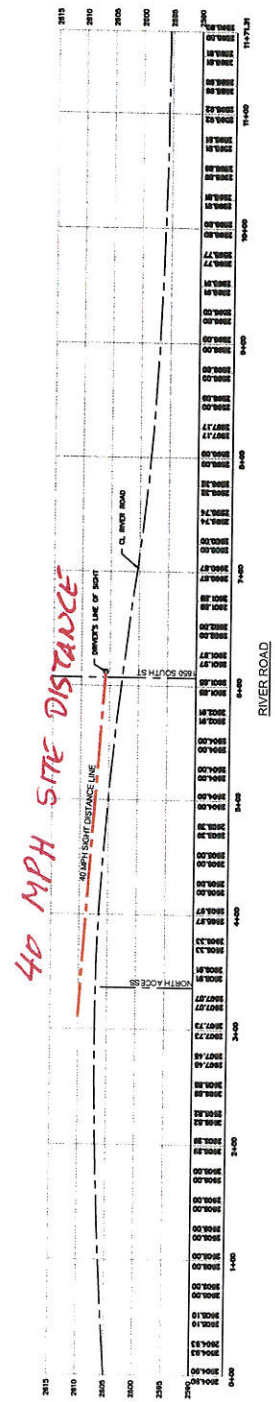
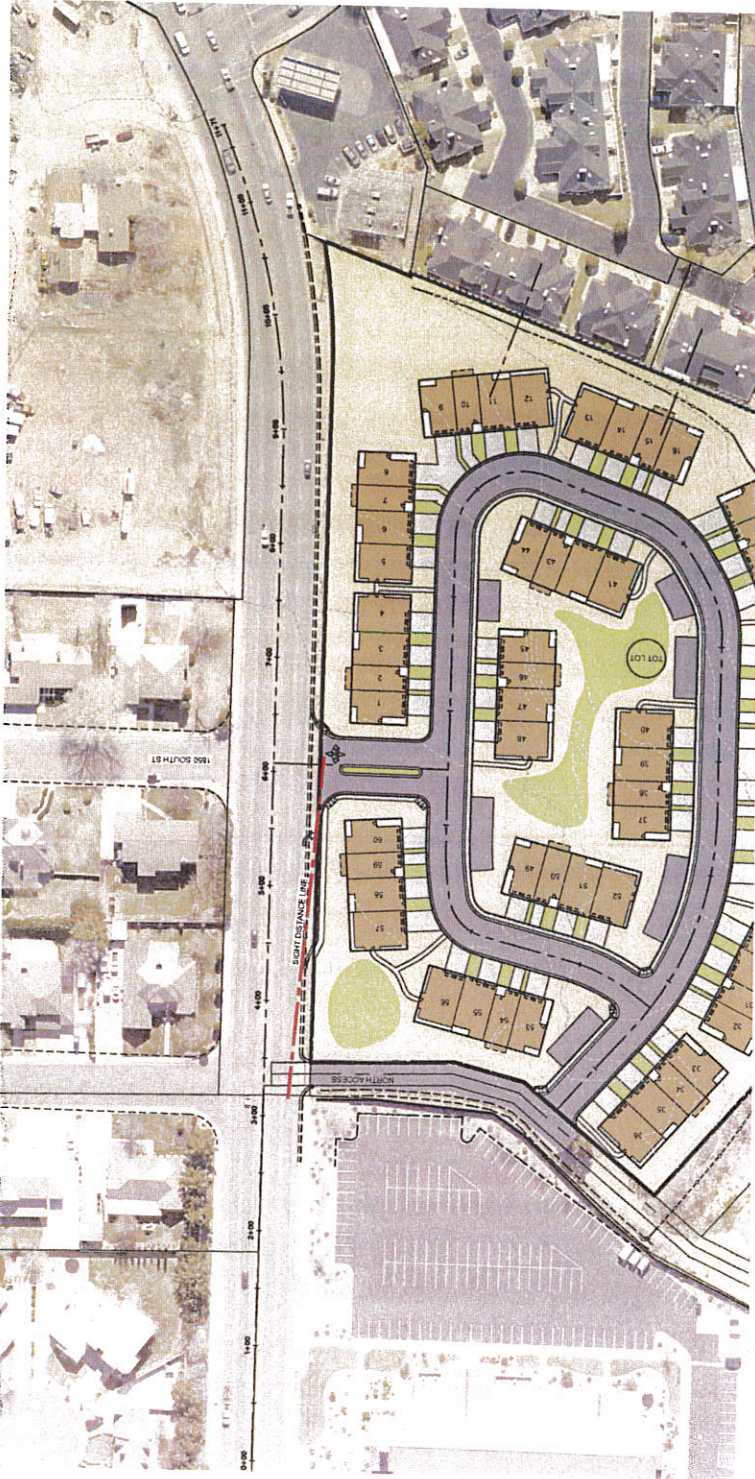
This letter is in response to a correspondence from the Hills Homeowners Association (HHA) addressed to the St. George Planning Commission. I have met with members of the HHA Board on a number of occasions, including site visits. There has always been a respectful two-way dialogue about these sensitive issues. In response to their request of the Planning Commission, it is my opinion the following should be recognized.

1. I committed, to HHA if my company decided to build to the minimum set back along our common boundary, I would only build one-story units. That commitment further included if two-story units were to be built, I would double that distance as a conciliatory gesture. If you refer to the drawing attached to this letter, it indicates that distance is more than double.
2. In those meetings I also committed to limit the height of our two-story design. Although 35' would be permitted, my designer was able to keep our highest peak, which is approximately 49' from the property line, to a maximum height of 27'.
3. Contrary to the norm, I also agreed not to build a standard height fence along the property line, which would have a greater impact on their line of sight than anything built on the property. To accommodate HHA, and the interest of Cottam Ridge, a 3.5' fence will be built near the buildings themselves. This will provide security for children in Cottam Ridge and not add to the Hill's already high retaining wall along our common boundary.
4. I also committed to build a gradual, landscaped area between our finished units and the common boundary. Something that will enhance the topography and be landscaped with low growing vegetation, limiting heavy growing trees or shrubs.
5. Finally, I also agreed to lower the finished grade of the site as much as possible, but not so much to jeopardize the buildings ability to flow waste water (sewage) to River Road. Again, if you refer to the drawing attached it will indicate the lowering of our units.

The Planning Commission should also note the Hills Subdivision, when developed, chose to alter the existing grade such that it required retaining walls along our common boundary. The developer also chose to build within a very short distance of the property line/retaining walls, in most instances 10'. Individuals purchased these homes aware of this, and aware of the higher grade behind their property. I have kept my commitments from our prior meetings and discussions, and have gone much further than reasonably expected. I respect HHA's concern, it is my hope they can respect our interest in following the same rules and guidelines that were adhered to when their property was developed.

Respectfully,

Derek R. Wright
President

[illegible]

PD ZONE CHANGE
 RIVER ROAD MULTIFAMILY
 LOCATED IN ST. GEORGE, UT

DATE: 8/24/16
 DRAWN: B.M.
 APPROVED:
 JOB NO. 161055

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No.	Date	By	Revision

